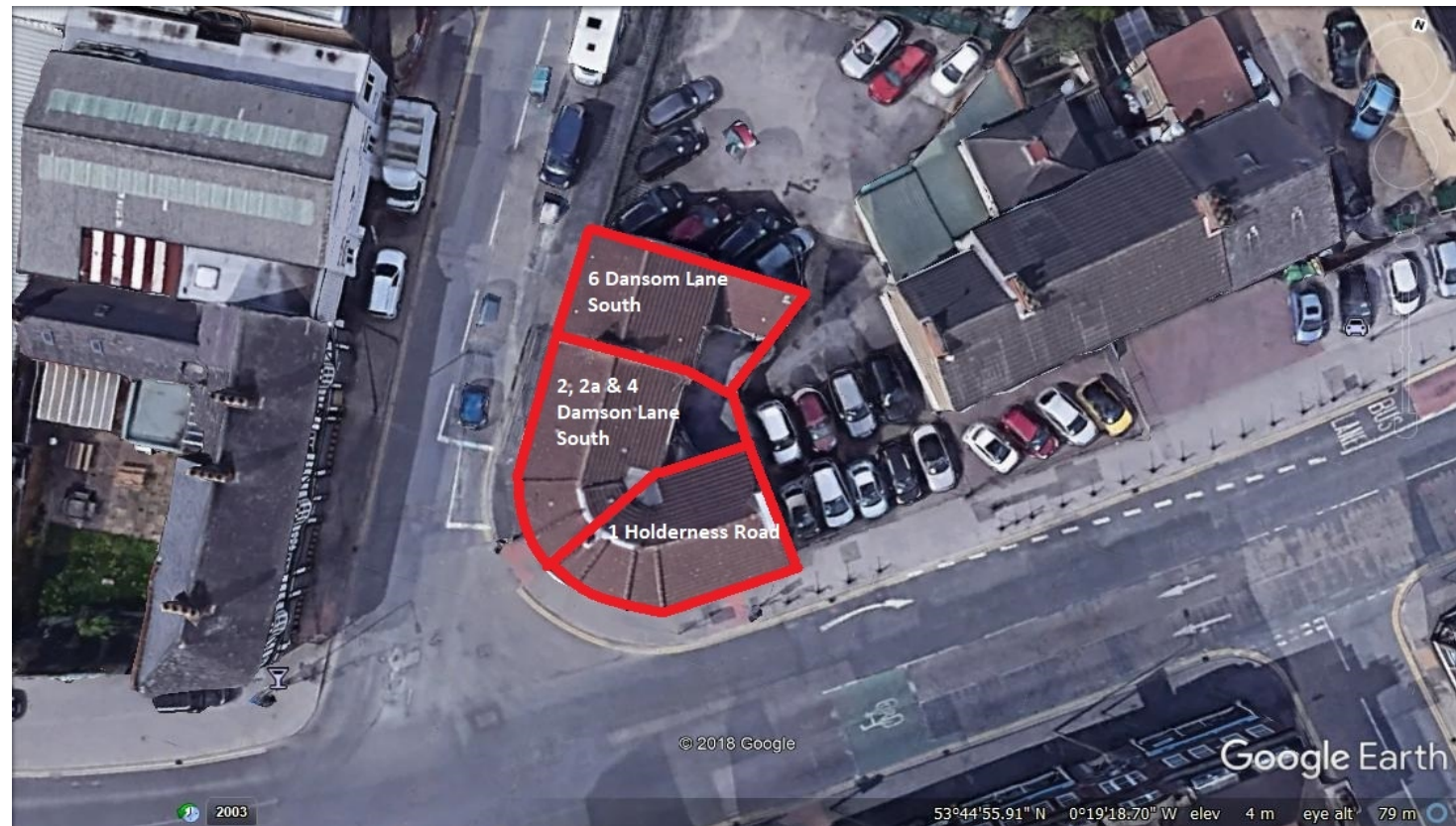


FOR SALE

**2, 2A, 4 & 6 DANSOM LANE
SOUTH AND
1 HOLDERNESS ROAD
HULL
HU8 7LP**

- Mixed retail and residential investment.
- Available as a whole or individual units.
- Prominent location with good levels of passing traffic.
- Total income £32,037.
- Fully let.



MIXED USE INVESTMENT

Price

£98,000 - £295,000

Enquiries

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**GARNESS
JONES**



Location

Holderness Road is one of Hull's busiest main roads from the City Centre to the outer East Hull suburbs and connects directly to the A165 leading to the north and seaside towns, Scarborough and Bridlington. The properties are situated close to the City Centre on the corner of Witham and Dansom Lane South before the Mount Pleasant junction. All the ground floor retail units benefit from good levels of passing traffic / trade with good visibility at this busy junction.

Description

The properties are available as a whole or as 3 individual lots. 6 Dansom Lane South comprises a ground floor lock up with ground floor bedsit to the rear and first floor flat. 2, 2a & 4 Dansom Lane South comprise of a retail unit currently fitted out as a Café on the ground floor with a self contained two bedroom flat above. 1 Holderness Road comprises of 2 retail units on the ground floor, one a Barbers and one a Nail Bar and self contained first floor flat. The properties are in an overall reasonable condition however would benefit from some redecoration and tidying in some areas. The majority for the tenants have been in occupation for some time, recent lettings being the Nail Bar and flat for Dansom Lane South.

Service Charge

There is no service charge provided for within the leases.

Accommodation

	SQ FT	SQ M
6 Dansom Lane South	1,116	103.68
2, 2a & 4 Dansom Lane South	1,444	134.15
1 Holderness Road	1,457	135.36

Tenure

Freehold, subject to existing tenancies in place.

EPC Rating

EPCs are available for all the properties and are available upon request.

Tenancy Information

Commercial

Café - 10 year lease from February 2019.

Barbers - 10 year lease from March 2015.

Nail Bar - 3 year lease from October 2018.

Lock-up - 1 year lease from February 2019.

Residential

All on standard tenancy agreements with 3 of 4 tenants having been in occupation for a number of years.

Price

Total income £32,037. The freehold interest is available from £98,000 - £295,000.

2, 2a & 4 Dansom Lane South - £106,000.

6 Dansom Lane South - £98,000.

1 Holderness Road - £174,000.

GARNESS JONES
CHARTERED SURVEYORS
 79 Beverley Road, Hull, HU3 1XR

